



RECONNAISSANCE SURVEY OF ELMWOOD PARK NEIGHBORHOOD

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NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY

RECONNAISSANCE SURVEY OF **ELMWOOD PARK** **NEIGHBORHOOD**

Prepared for:



City of Omaha

and



Nebraska State Historical Society

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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHRSI) in the Elmwood Park neighborhood of Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2011.

The survey area contains approximately 1,886 properties. Generally, the survey area is bounded by South Saddle Creek Road on the east; Center Street on the south; Leavenworth Street on the north; and South 60th Street on the west (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth and early twentieth century residential and institutional resources. A majority of the survey area is residential buildings, mostly single-family homes. The architectural styles range from front-gable vernacular forms to bungalows and Craftsman-style homes, as well as Period Revival and postwar residences. No individual properties are currently listed in the National Register of Historic Places (National Register), and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the *Secretary of the Interior’s Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation* and the NeHRSI survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified nine individual properties as good candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt’s recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Michael Leonard and James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Patrick Haynes, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

Architectural historians from Mead & Hunt who contributed to the survey and report include Sara Gredler, Christine Long, and Emily Pettis. Report layout completed by Dusty Nielsen.

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EXECUTIVE SUMMARY III

TABLES AND FIGURES VII

CHAPTER 1. HISTORIC OVERVIEW 1

 Introduction.1

 Westward Expansion of Omaha through World War II1

 Postwar Development in Omaha, 1945-19705

 Notes.7

CHAPTER 2. SURVEY METHODS AND RESULTS 9

 Introduction.9

 Survey Methods.9

 Survey Results.11

CHAPTER 3. RECOMMENDATIONS 19

 Introduction19

 National Register and Omaha Landmark Recommendations19

 Future Survey and Research Needs22

CHAPTER 4. PRESERVATION IN NEBRASKA 27

 Introduction.27

 Nebraska Historic Resource Survey and Inventory (NeHRSI)27

 National Register of Historic Places28

 Certified Local Governments.29

 Omaha Certified Local Government.29

 Omaha Landmarks Heritage Preservation Commission30

 Preservation Tax Incentives30

 Valuation Incentive Program.31

 Federal Project Review31

 Public Outreach and Education32

 Organizational Contacts.32

APPENDIX A. LIST OF SURVEYED PROPERTIES 35

BIBLIOGRAPHY 41

GLOSSARY 45

TABLES AND FIGURES

TABLES

Table 1. Numerical Summary of Survey Results17

FIGURES

Figure 1. Map of Survey Area.....16

Figure 2. Proposed Barker Subdivision Residential Historic District Boundaries24

Figure 3. Proposed Poppleton Avenue Residential Historic District Boundaries.25

CHAPTER 1.

HISTORIC OVERVIEW

INTRODUCTION

This historic overview provides a brief context to consider the types of resources researched and documented in this survey. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Resources Survey and Inventory (NeHRSI) site number follows its reference.

The survey area for this project is located west of downtown Omaha and adjacent to the southeast corner of Elmwood Park and Golf Course. The survey area is bounded by South 60th Street on the west, Leavenworth Street on the north, South Saddle Creek Road and South 51st Street on the east, and Center Street on the south. See Chapter 2 for a map showing the survey boundaries.

WESTWARD EXPANSION OF OMAHA THROUGH WORLD WAR II

Prior to incorporation in 1857, Omaha was platted in 1854 with a conventional grid layout, including 320 city blocks each measuring 264 feet on each side. Omaha served as the territorial capital for 13 years until the capital moved to Lincoln when Nebraska gained statehood on March 1, 1867. As Omaha developed, it became Nebraska’s largest city, and Farnam Street operated as the main com-

NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY SITE NUMBERS

Each surveyed property in the NeHRSI is assigned a site number. Site numbers begin with an abbreviation of the county; DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county; 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHRSI site number follows its reference.

mercial thoroughfare, extending west from the Missouri River. By 1870 the city limits extended to present-day 36th Street; the survey area was outside the city limits at this time.¹

Positioned on the west bank of the Missouri River, Omaha was established as a regional center for trade in the movement of Americans and commercial activity westward. Steamboat trade on the Missouri River and the city’s position on the trans-continental railroad lines strengthened Omaha’s economy and contributed to population growth and commercial development. In 1861 the Western Union Telegraph Company erected telegraph

wires west from Omaha linking the Pacific and Atlantic Coasts and also establishing Omaha as an important communication center. Most importantly, Omaha developed as a livestock, railroad, and jobbing center in the late nineteenth century. The Union Stockyards, located in South Omaha, also became one of the largest stockyards in the Midwest. By 1890 the Union Stockyards ranked third nationally in production, and in 1947 the stockyards became the second largest in the world following only Chicago. From the mid-1950s until the early 1970s, Omaha’s Union Stockyards overtook Chicago as the nation’s largest stockyards.²

The growth of Omaha westward into the survey area is critically linked to the city’s transportation systems, including railway, streetcar lines, and roads for automobile traffic. The expanding streetcar lines and parks and boulevards system stimulated residential and commercial development, especially within the northern and western bounds of the survey area, while the expanding rail network contributed to industrial development along the eastern limits of the survey area. The eastern bounds of the survey area were historically characterized by the tracks of the Missouri Pacific Railroad, which lay adjacent to Saddle Creek.³ By 1880 Omaha had annexed surrounding land and grown to almost 10 square miles, now bounded by 48th Street on the west.

Beginning in 1882 the Missouri Pacific Railroad began operating in Omaha. Within three years the Union Pacific and Missouri Pacific Railroads collaborated to construct the Belt Line Railway around the city to foster a suburban residential rail service. As a result, businesses requiring easy rail access established themselves along the Belt Line’s right-of-way. The west side junction for the Omaha Belt Line and the Missouri Pacific Railroad was located approximately 3/8 of a mile north of the intersection of Leavenworth Street and South 48th Street, near the northeast corner of the survey area.⁴ Among the industrial complexes adjacent to Saddle Creek and abutting the now-vacated railway right-of-way were

lumber, coal and steel works.⁵ Early residential additions and subdivisions on the east side of the survey area were platted adjacent to the railway, including the Brookline and Himebaugh Additions (1883), Sunrise Subdivision (1886), and Wirth’s Subdivision (1887). Despite these early residential plats, the majority of extant residences in this area date to the 1920s-1950s, with a collection of prefabricated postwar houses in the Brookline Addition.

The development of the western half of the survey area is associated with the development of Elmwood Park and the transportation improvements that made the park accessible to the city’s residents. In the 1880s the Omaha Board of Park Commissioners commissioned noted landscape architect H.W.S. Cleveland to design a comprehensive and intertwined park and boulevard system for the city. After receiving his initial report in 1889, which recommended a large central park, Lyman Richardson, John T. Bell, and Leopold Doll donated 55 acres to the city. Named Elmwood Park (DO09:0541-001) for its impressive elm trees, the land included a wooded ravine and small stream. Located about 3.5 miles from downtown Omaha, Elmwood Park was only accessible by buggy and automobile, a luxury during the late nineteenth and early twentieth centuries. The completion of a streetcar line along Leavenworth Street to the entrance of the park in 1910 provided access to a greater number of the city’s residents and resulted in subsequent residential development. By 1917 Elmwood Park had grown to 208 acres and was extremely popular for its drives and walks through wooded slopes, Moorish-style pavilion (1890), springs and grotto with sparkling waters (1910), and 18-hole public golf course (1916).⁶

Following the end of World War I, Omaha was a metropolitan area poised for further development. The city was an agricultural center that served the Midwest through its stockyards and grain exchanges. The city was experiencing a building boom and many of the heavily traveled city streets

THE OMAHA PARK AND BOULEVARD SYSTEM AND ELMWOOD PARK

As Omaha grew in the 1880s, concerned citizens feared that the city would suffer without the creation of urban parks. Consistent with popular national sentiments about urban planning and green space, citizens in Omaha were concerned about providing open space, parks, and greenery to which the working class could escape. After the Board of Park Commissioners was established in 1889, it commissioned landscape architect H.W.S. Cleveland to design a comprehensive and intertwined park and boulevard system for the city. Cleveland’s designs were influential in the creation of the Omaha park and boulevard system, which included parks such as Elmwood, Hanscom, Riverview, Deer Park, Fontanelle, and Levi Carter, and boulevards such as Happy Hollow, Hanscom, Lincoln, Mercer, Turner, and Florence. Spring Lake Park, Mt. Vernon Gardens, and Manden Park were eventually included within the city’s park program, although they were not linked by boulevards to the historic core of the park and boulevard system.



Footbridge in Elmwood Park, 1920 (photo courtesy of Douglas County Historical Society Archives [DCHSA])

Cleveland’s design intentions for Omaha’s park and boulevard system were consistent with his ideas about urban park land design. He argued for retaining the land’s natural beauty and interesting features, while also improving upon nature to bring about a more pleasing aesthetic effect. Scenic park land could be created through the arrangement of trees and shrubbery, the

construction of paths and roads along the natural contours of the ground, and the enhancement of natural features such as cliffs or ravines. As a result, many of the city’s late nineteenth and early twentieth century parks take into account the natural topography of their site. Elmwood Park’s wooded ravine, stream, and rolling topography were carefully integrated into a cohesive plan for the park and golf course. Although the Park has changed over the past hundred years, its original design is seen in the hilltop stands of pine and spruce and in the configuration of the roadways that thread through wooded slopes.

Lynn Bjorkman, Omaha’s Historic Park and Boulevard System; William H. Tishler, Omaha Boulevard Restoration Project Summary Report and Recommendations (Omaha, Neb.), 1989.



Elmwood Park Pavilion, 1920 (photo courtesy of DCHSA)

were widened to carry increased automobile traffic. Dodge and Leavenworth Streets provided arterial connections to the central core of the city.⁷ Physically, the early expansion of Omaha followed the developing streetcar system that connected areas north, south, and west of the city’s downtown and east from Council Bluffs, Iowa, allowing downtown Omaha to emerge as a regional center. Growth to the west of Omaha, particularly west of 54th Street, did not occur in full until the 1920s as streetcar lines expanded westward and resulted in residential development.⁸ At the height of the Omaha streetcar system in 1927, the Omaha & Council Bluffs Leavenworth Street lines extended from downtown to the entrance of Elmwood Park at 60th Street and south along 60th Street to the intersection with Woolworth Street, connecting

with Ak-sar-ben, a regional entertainment center. The Leavenworth Street lines (Park East, Park West, and Ak-Sar-Ben) were ultimately abandoned in 1947.⁹

Between 1900 and 1920 Omaha’s population nearly doubled to 191,000 people. As a result, Omaha experienced a housing shortage as veterans returned home from World War I and new residents migrated to the city from the state’s rural agricultural areas and small towns. Additionally, a significant population of African Americans arrived to Omaha during this period from the Deep South. In 1919 Mayor Ed Smith encouraged builders to construct more homes and apartments in the city to ease the demand for housing. Builders immediately began constructing single- and multiple-family dwellings. In 1922 a record was set for the greatest amount of residential construction in Omaha.

Within the survey area, GIS data indicates that the greatest percentage of homes was constructed between 1920 and 1929 (approximately 42 percent), and the peak year of construction during this immediate post-World War I period was 1925, with 215 homes constructed. These numbers confirm that the residential development in the survey area was largely contemporaneous with the expansion of the streetcar system towards Elmwood Park, which enabled Omaha’s residents to move further out of the city center.¹⁰ This period of development of the survey area is seen in the numerous bungalow, Craftsman style, and Period Revival homes in the neighborhood. The Edgewood Addition, platted by George E. Barker in 1919, is an excellent example of this period of residential development, and is discussed in more detail below. The second largest decade of construction in the survey area was 1940-1949, with approximately 21 percent of the extant building stock built during this period. The post-World War II period of development is also discussed below.



5720 Mason Street in the Edgewood Addition (DO09:0428-022)



5805 Rees Street in the Edgewood Addition (DO09:0428-017)

OMAHA’S STREETCAR SYSTEM

Streetcar service began in 1868 when the Omaha Horse and Railway Company established horse-drawn streetcar service in Omaha. During the 1880s electric streetcar lines replaced their horse-powered predecessors. By 1887 Omaha had annexed surrounding lands and grown from 12 to 25 square miles. This growth stimulated further development of transportation services, and five new streetcar companies were established between 1884 and 1888. Numerous streetcar line companies eventually consolidated into the Omaha & Council Bluffs Company, which operated more than 160 miles of track in the city that radiated out of the downtown area along major thoroughfares, including Cuming, Dodge, Farnam, and Leavenworth Streets, and North and South 24th Street. By 1926 the Omaha & Council Bluffs Company ran an electric in the survey area.

Arthur C. Wakeley, *Omaha: The Gate City and Douglas County, Nebraska*, (Chicago: S.J. Clarke Publishing Company, 1917), 149-152; Richard Orr, *Streetcars of Omaha and Council Bluffs*, (Omaha, Neb.: Richard Orr, 1996), 185

Leavenworth Street and South 60th Street demonstrate the importance the streetcar lines had to the development of multiple-family housing in the survey area. Catering to the middle-class resident in western Omaha, this pattern of residential development is evocative of the 1920s-1930s period of apartment building in the city. A number of apartment buildings in the survey area, particularly those facing Elmwood Park, include small integrated garages, thus representing the transition from streetcar to automobile reliance. An example of this is the apartment building located at 811 South 60th Street (DO09:0428-010). Influenced by the International style of architecture, this c.1940 apartment building faces west towards Elmwood Park and includes a two-car integrated garage.



Apartment building at 811 South 60th Street (DO09:0428-010)

Broad residential patterns associated with the expansion of Omaha westward into the survey area along streetcar lines are represented by the Edgewood Addition, which is located in the northwest corner of the survey area, adjacent to the park, between Howard Street on the north, Pacific Street on the south, 60th Street and Elmwood Park on the west, and 57th Street on the east. Surveyed and platted in 1919, the Edgewood Addition features curvilinear streets with Craftsman-style bungalows and small Period Revival style houses built from the 1920s to 1940s on lots with deep setbacks. Developed by the Barker Company, the Edgewood Addition is the product of George E. Barker, a prominent residential developer in

Omaha during the early twentieth century.¹¹ Other plats established during the early twentieth century include Elmwood Acres (1911), Cummings Heights (1916), Centerview (1916), Crestwood Addition (1924), and Wakeley Subdivision (1928).

Small commercial areas also developed along streetcar lines near multiple-family and single-family dwellings. Within the survey area, such developments were located along Leavenworth Street between 55th and 49th Streets. These commercial nodes areas provided important neighborhood services and day-to-day needs of neighborhood residents such as groceries and laundry.

Consistent with national trends, the onset of the Great Depression soon diminished the city’s economic prosperity and little residential construction occurred in Omaha during the Great Depression and World War II era. However, the population continued to increase, with 9,000 new Omaha residents added in the 1930s.¹² Unlike many areas in the country, Omaha also experienced economic expansion during World War II, as the result of the Glen L. Martin Bomber Plant opening south of the city at the Offutt Air Force Base (formerly Fort Cook) in the community of Bellevue, and the agricultural industry expanding to meet wartime needs.¹³

POSTWAR DEVELOPMENT IN OMAHA, 1945-1970
Between World War II and the 1970s, Omaha’s area expanded and more than doubled its prewar size as new subdivisions stretched to the west and southwest along the new Interstate highways. The City enjoyed economic prosperity during the postwar era due to the influx of federal monies for agricultural support, irrigation projects, and the Interstate Highway system; the success of Omaha’s insurance industry; the relocation of the Strategic Air Command to Offutt Air Force Base, located southeast of the city limits; and the relocation of postwar industries to Omaha, including Allied Chemical and Dye Corporation, Western Electric, and C.A. Swanson and Sons.¹⁴

Conforming with national trends in suburban development and urban decentralization, Omaha witnessed rapid development westward from downtown. Between 1945 and 1959 automobile registration in Douglas County doubled, and in 1956 Congress authorized the Interstate Highway system. Although the survey area was well developed and platted prior to the post-World War II period, clusters of development and infill date to the 1950s. An example of postwar development in the survey area is the three-block area of the Brookline Addition between South 52nd Street on the west and South 51st Street on the east, Poppleton Avenue on the north, and Woolworth Avenue on the south. Platted in 1883 this area developed later and features a cohesive development of prefabricated postwar housing. Additionally, the characteristic building types and styles of the postwar period, including Ranch homes and split levels, are visible primarily as infill in the survey area. The survey area also exhibits a c.1965 high-rise apartment building, a common building type that developed during the postwar period most notably along primary arteries between downtown Omaha and its suburbs. The c.1965 Elmwood Tower (originally called the Masonic) rises along Leavenworth Street near South 52nd Street (DO09:0427-025).



Elmwood Tower at 801 South 52nd Street (DO09:0427-025)

Community growth in the postwar period was also accompanied by new school and church construction in the suburbs. The expansion of these services in the survey area is represented by the Belle Ryan Elementary School (DO09:0424-025) and additions to the Mt. Calvary Lutheran Church (1959 additions, DO09:0428-036) and St. Matthew’s Evangelical Lutheran Church (1955 additions, DO09:0424-026). Modern commercial and industrial structures are located along Leavenworth Street and South Saddle Creek Road, the principal vehicular routes in the survey area. Examples include the commercial building located at 4951 Leavenworth (DO09:0427-017) and the Muth Electric Company at 1000 Saddle Creek Road (DO09:0427-003).



Commercial building at 4951 Leavenworth Street (DO09:0427-017)

NOTES

¹ Lawrence H. Larsen and Barbara J. Cottrell, The Gate City: A History of Omaha, First ed., (Boulder, Colo.: Pruett Publishing Company, 1982), 9; Dorothy D. Dustin, Omaha and Douglas County, A Panoramic History, (Woodland Hills, Calif.: Windsor Publications, 1980), xiii, 66.

² See Mead & Hunt, Inc., “Reconnaissance Survey of Portions of South Omaha, Nebraska Historic Building Survey,” Prepared for the City of Omaha and Nebraska State Historic Preservation Office, June 2005; “Omaha’s Meatpacking and Livestock Center,” Omaha From the Air: Gallery Number 3, <http://www.historicomaha.com/omhaair3.htm> (accessed 3 May 2011); Judith Graham, “Omaha’s Stockyards Packing it In,” Farm and Ranch, <http://www.texnews.com/1998/1999/ads/farmranch/omaha0328.html> (accessed 3 May 2011).

³ The tracks of the Missouri Pacific Railroad line have been vacated and removed.

⁴ William Kratville, Railroads of Omaha and Council Bluffs (Chicago: Arcadia Publishing, 2002) 75; Lawrence H. Larsen, et al, Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs (Lincoln, Neb.: University of Nebraska Press, 2007, 119.

⁵ Sanborn Map Company, Insurance Maps of Omaha, Nebraska, Volume 4, 1919-1962, 448.

⁶ “Beautiful Elmwood Again Coming Into Its Own With the Street Car Line at Last Near the Gate, Omaha Public May Soon Enjoy Its Very Pretty Vales and Hills and Springs,” Omaha Sunday World-Herald, 11 September 1910, in Chronicles of Wood Creek, Happy Hollow, and the Hills (Omaha, Neb.: N.p., 2003) 23-25; Lynn Bjorkman, Omaha’s Historic Park and Boulevard System (Omaha, Nebr.: Omaha Planning Department, 1992), 44; Lynn Sullivan, “Elmwood Park,” Omaha Public Library, <http://www.omaha.lib.ne.us/earlyomaha/parks/elmwood.html>; Dan Rock, ed., Dundee, Nebraska: A Pictorial History (Omaha, Neb.: Dundee-Memorial Park Association, 2000), 84-92.

⁷ Larsen and Cottrell, 152-153.

⁸ Bradley H. Baltensperger, Nebraska, A Geography (Boulder, Colo.: Westview Press, 1985), 246-248.

⁹ Richard Orr, Streetcars of Omaha and Council Bluffs, (Omaha, Neb.: Richard Orr, 1996), 185, 339.

¹⁰ The GIS data provided by the City of Omaha uses information from the city tax assessor, which includes identified building dates. It is possible that there may be some inaccuracies; therefore, these numbers were used to identify broad trends in residential construction, only.

¹¹ Edgewood Addition Plat (1919), Douglas County Engineer, <http://webarc.co.douglas.ne.us/dcengineer/platsearch.asp>; “Barker Family: Background Note from Manuscript Collection,” Nebraska Historical Society, <http://www.nebraskahistory.org/lib-arch/research/manuscripts/family/barker-family.htm>.

¹² Larsen and Cottrell, 199.

¹³ Larsen, et al., 259.

¹⁴ Larsen and Cottrell, 268.

CHAPTER 2.

SURVEY METHODS AND RESULTS

INTRODUCTION

This chapter describes the methods used to conduct the survey and presents the results of the survey. The City of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the Elmwood Park survey area. Architectural historians from Mead & Hunt conducted a reconnaissance-level NeHRSI during January and February 2011. The survey builds upon previous survey efforts undertaken by the Omaha CLG. For more information on the NeHRSI and the Omaha CLG, see Chapter 4.

SURVEY METHODS

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHRSI survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register, both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHRSI is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHRSI survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area contains approximately 1,886 properties. Generally, the survey area is bounded by South Saddle Creek Road on the east; Center Street on the south; Leavenworth Street on the north; and South 60th Street on the west (see Figure 1).

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Omaha Public Library and the Douglas County Historical Society. Additionally, NeSHPO staff and architectural historians from Mead & Hunt participated in a public meeting in January 2011. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

Evaluation

Mead & Hunt conducted the field survey in January and February 2011. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHRSI Manual* (2010 Edition). Generally, the *NeHRSI Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance – following NeHRSI guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location – generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity – for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as

aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHRSI Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, archi-

tecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property’s significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- *Criterion A* – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- *Criterion B* – Association with the lives of persons significant in our past.
- *Criterion C* – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- *Criterion D* – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.

- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person’s productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property’s integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

SURVEY RESULTS

Illustrated Discussion of Significant Historic Contexts

The survey identified 176 properties that met survey criteria (see Appendix A). Properties are related to five historic contexts developed by the NeSHPO and listed in the *NeHRSI Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context.

Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Commerce

The commerce context relates to the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services. The survey identified five properties under this context, one example being the Coin Laundry building, located at 807 South 50th Street (DO09:0427-016).



Coin Laundry building located at 807 South 50th Street (DO09:0427-016)

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools were typically multiple-story, brick buildings and often represented elements of Gothic and Neoclassical Revival architectural styles. The survey identified two associated properties under this context. One example is the Belle Ryan Elementary School located at 5845 Walnut Street (DO09:0424-025).



Belle Ryan Elementary School located at 5845 Walnut Street (DO09:0424-025)

Government

Government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often trend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. The survey identified one associated property type, the United States Post Office located at 1718 South 51st Street (DO09:0423-001).



United States Post Office located at 1718 South 51st Street (DO09:0423-001)

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. The surveyed identified two examples, one of which is the Mt. Calvary Lutheran Church located at 5601 Leavenworth Street (DO09:0428-036).



Mt. Calvary Lutheran Church located at 5601 Leavenworth Street (DO09:0428-036)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, and Tudor Revival forms. Colonial Revival architecture relies heavily on a simple, classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Colonial Revival architecture found within the survey is the house located at 1025 South 52nd Street (DO09:0427-031).



Colonial Revival house located at 1025 South 52nd Street (DO09:0427-031)

Dating from the 1910s to 1940s, Dutch Colonial Revival houses typically feature a steeply pitched gambrel roof, usually containing enough space

for a full story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. An example of the Dutch Colonial Revival style is located at 5817 Woolworth Avenue (DO09:0424-004).



Dutch Colonial Revival house at 5817 Woolworth Avenue (DO09:0424-004)

Spanish Colonial Revival architecture is characterized by a low-pitched red tile roof, typically with no overhang, one or more arches placed above doors or windows, brick or stucco wall surfaces, and an asymmetrical facade. Cross gable and side gable roofs with heavy brackets are commonly found on Spanish Colonial Revival houses. Architectural details are borrowed from the history of Spanish architecture, including Moorish, Byzantine, Gothic, or Renaissance inspiration. An example of the Spanish Colonial Revival architectural style is located at 5844 Pine Street (DO09:0424-022).



Spanish Colonial Revival house at 5844 Pine Street (DO09:0424-022)

Tudor Revival architecture features half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of the Tudor Revival style is located at 5611 Leavenworth Street (DO09:0428-043).



Tudor Revival house at 5611 Leavenworth Street (DO09:0428-043)

Craftsman-style houses were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. An example of a Craftsman-style house within the survey area is located at 854 South 59th Street (DO09:0428-016).



Craftsman house located at 854 South 59th Street (DO09:0428-016)

As smaller, more modest dwellings with simple horizontal lines, Craftsman-style bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. An example of a Craftsman-style bungalow found within the survey area is the house located at 5632 Pierce Street (DO09:0426-021).



Craftsman-style bungalow located at 5632 Pierce Street (DO09:0426-021)

Minimal Traditional was one of the earliest of the modern styles to develop in the postwar period. Loosely based on the Tudor Revival and Colonial Revival styles, Minimal Traditional homes are small, unadorned cottage-sized structures. They typically have a side gable form with shallow eaves and a front-gable entry vestibule. Within the survey area, the majority of Minimal Traditional homes display elements of the Tudor Revival style. An example Minimal Traditional architecture with Tudor Revival influences can be found at 1507 South 58th Street (DO09:0424-013).



Minimal Traditional house with Tudor Revival influences located at 1507 South 58th Street (DO09:0424-013)

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house. Numerous examples of similarly styled Ranch houses are visible throughout the survey area.

Variations within the Ranch form include exterior cladding, which may be siding, brick, or some combination thereof; roof form; and window type. Examples of Ranch house variations in the survey area include the houses at 1508 South 58th Street (DO09:0424-014) and 1102 54th Street (DO09:0426-044).



Ranch-style residence at 1508 South 58th Street (DO09:0424-014)



Ranch-style residence 1102 54th Street (DO09:0426-044)

Contemporary architecture has been popular in Nebraska from the 1950s until the present. Unlike previous architectural movements, Contemporary architecture moves away from the predetermined plans of the past, often relying on minimal architectural detail and harmony with nature. Contemporary architecture often features large expanses of glass and geometrical and angular shapes. In some cases, Contemporary houses are modified Ranch and Split-level forms. An example of a Contemporary house in the survey area is located at 5024 Pierce Street (DO09:0425-015).



Contemporary residence at 5024 Pierce Street (DO09:0425-015)

Vernacular forms include properties not architect-designed. Local builders commonly borrowed features from high-style architecture that were popular during the early twentieth century, and constructed these buildings using locally available materials. Details may include cornice returns, clipped gables, side bay windows, and dormer windows. The most common vernacular examples are front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing. Dwellings commonly exhibit either a front entryway with a porch or a side entryway with a rear, one-story, elongated frame addition with a shed roof. An example of the front gable form is the house at 4909 Leavenworth Street (DO09:0427-018). The duplex at 815-817 South 54th Street (DO09:0428-002/3) is an example of a side gable dwelling.



Front gable house at 4909 Leavenworth Street
(DO09:0427-018)



Side gable duplex at 815-817 South 54th Street
(DO09:0239-003)

Table 1. Numerical Summary of Survey Results	
Total number of historic properties within survey area	1,886
Total number of surveyed properties	176
Historic Context	Number of Properties
Commerce	5
Education	2
Government	1
Religion	2
Settlement	166



Figure 1. Map of Survey Area

CHAPTER 3.

RECOMMENDATIONS

INTRODUCTION

One purpose of the NeHRSI of the Elmwood Park neighborhood in the city of Omaha is to identify properties that may be eligible for listing in the National Register or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in Omaha’s Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

No individual properties or historic districts within the survey area are currently listed in the National Register. Also, no individual properties are designated as Omaha Landmarks. No locally designated or National Register-listed historic districts are located within the survey area.

NATIONAL REGISTER AND OMAHA LANDMARK RECOMMENDATIONS

As a result of this survey, Mead & Hunt recommends nine individual properties and two historic districts as good candidates for designation as Omaha Landmarks and listing in the National Register. These properties are associated with significant historic themes within the survey area

and retain good integrity. Research results are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on the portions of the property visible from the public right-of-way. As a result, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious resources, may also need to meet National Register Criteria Considerations to be eligible for designation. Additional intensive-level research and review by the NeSHPO and the Omaha CLG are necessary before pursuing Omaha Landmark or National Register designation.

These recommendations are based on the condition of the properties during fieldwork activities, completed in January and February 2011. Future demolition or exterior alterations, including revealing previously obscured storefronts, may impact future eligibility decisions.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHRSI historic context. For a discussion of historic contexts, see Chapter 2.

Barker Subdivision Residential Historic District

The Barker Subdivision Residential Historic District is generally bounded by Leavenworth Street to the north, Happy Hollow Boulevard/ South 57th Street to the east, Pacific Street to the south, and South 60th Street to the west (see Figure 2). The area was developed by local developer George E. Barker and primarily consists of single-family residences along curvilinear streets. The majority of homes are bungalows with Craftsman-style or Period Revival details. The subdivision features similar setbacks and placement of each dwelling on its lot and it is architecturally cohesive, with a period of significance from c.1920 to c.1945. Additional information, including a comparative analysis of Barker’s numerous Omaha subdivisions, is needed to determine if this area is the best example of Barker’s real estate development efforts and whether it qualifies for local designation and listing in the National Register under *Criterion A: History* and *Criterion C: Architecture*.



Potential Barker Subdivision Residential Historic District



Potential Barker Subdivision Residential Historic District

Poppleton Residential Historic District

The Poppleton Residential Historic District is located along Poppleton Avenue between South 60th Street and South 58th Street (see Figure 3). These two blocks are comprised of a cohesive group of Minimal Traditional-style homes with Tudor Revival influences. Character-defining features of these residences include catslide roofs, brick veneer, multi-level eaves, and chimneys. These two blocks feature similar setbacks and placement of each dwelling on its particular lot. Additional information, including a comparative analysis, is needed to determine if this area qualifies for local designation listing in the National Register under *Criterion A: History* and *Criterion C: Architecture*.



Potential Poppleton Residential Historic District



Potential Poppleton Residential Historic District

Commerce



Industrial Warehouse/Auto Garage at 1000 South Saddle Creek Road, DO09:0427-003

Education



Belle Ryan Elementary School at 5845 Walnut Street, DO09:0424-025



Washington Elementary School at 5519 Mayberry Street, DO09:0428-001

Settlement/Architecture



House at 1502 South 58th Street, DO09:0424-002



House at 5844 Pine Street, DO09:0424-022



House at 5024 Pierce Street, DO09:0425-015



Elmwood Tower apartment building at 801 South 52nd Street, DO09:0427-025



Apartment Building at 811 South 60th Street, DO09:0428-010



House at 5611 Leavenworth Street, DO09:0428-043

FUTURE SURVEY AND RESEARCH NEEDS

While conducting the NeHRSI fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret Omaha’s history.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.
- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits, contact the NPS or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraskahistory.org/histpres/tax.htm>.

- Establishing local design guidelines. Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the Secretary of the Interior’s Standards for Rehabilitation, prepared by the NPS.

For more information on design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).



Figure 2. Proposed Barker Subdivision Residential Historic District Boundaries



Figure 3. Proposed Poppleton Residential Historic District Boundaries

CHAPTER 4.

PRESERVATION IN NEBRASKA

INTRODUCTION

Throughout much of Nebraska’s history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the NSHS serves as SHPO. Staff of the NSHS Historic Preservation Division forms the NeSHPO.

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering tax incentive programs for the preservation of historic buildings, including the Valuation Incentive Program (VIP).

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by staff contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

NEBRASKA HISTORIC RESOURCE SURVEY AND INVENTORY (NEHRSI)

Originally called the Nebraska Historic Buildings Survey (NeHBS), survey activity has been a part of the Nebraska State Historical Society since 1961. Surveys are typically conducted on a county-by-county basis or by individual cities. Information from these surveys and survey conducted by other government agencies and the public contribute to the statewide inventory of historic resources, which currently stands at 73,000 documented sites, reflecting Nebraska’s rich architectural and historic heritage. Surveys funded by the NeSHPO are conducted by researchers who drive every rural and urban public road in a county/city and record

each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the area’s history to better understand the region. Survey projects often include thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of NeHRSI is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHRSI provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHRSI also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as NeHRSI is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community’s history.

The NeHRSI is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. For more information, please contact the NeSHPO.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals of NeHRSI is to help identify properties that may be eligible for listing in the National Register. The National Register is the

United States’ official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in the country’s history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing or an historic district over a majority of property owners’ objections.

Listing a property on the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.

- Provide information about historic properties for local and statewide planning purposes.

- Promote community development, tourism, and economic development.

- Provide basic eligibility for financial incentives, when available, including federal tax incentives and the VIP program.

For more information, please contact the National Register Coordinator at the NeSHPO.

CERTIFIED LOCAL GOVERNMENTS

An important objective of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local-level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

- Promote preservation education and outreach.

- Conduct and maintain some level of a historic building survey.

- Establish a mechanism to designate local landmarks.

- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.

- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.

- CLGs have the ability to monitor and preserve structures that reflect the community’s heritage.

- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community’s history.

Certification of a local government for CLG status comes from the NeSHPO and the NP, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

OMAHA CERTIFIED LOCAL GOVERNMENT

The City of Omaha qualified as a CLG in 1985. The Planning Department’s Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city’s historic resources. A survey defines the historic character of a community or

particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the City of Omaha’s preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city’s jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha’s GIS.

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHRSI maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance, regulate work done on designated buildings, and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a

business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, if there is an agenda, which may include state or local nominations, review of work to a historic building, or approval of grant funding. Special meetings may also be held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

PRESERVATION TAX INCENTIVES

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or Local Landmark historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior’s Standards for Rehabilitation. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.

- Establishing thousands of low- and moderate-income housing units and upper-income units.

- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

- Helping to broaden the tax base.

- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the NPS. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please contact the Project Coordinator at the NeSHPO.

VALUATION INCENTIVE PROGRAM

The VIP is a property tax incentive that assists in the preservation of Nebraska’s historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property’s base-year assessed value.

- Be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.

- Increasing the long-term tax base of a community.

- Helping stabilize older, historic neighborhoods and commercial areas.

- Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the Project Coordinator at the NeSHPO.

FEDERAL PROJECT REVIEW

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process,

as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, the FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHRSI, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact the Review and Compliance Coordinator at the NeSHPO.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available

to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public. Additionally, NeSHPO staff is frequently looking for ways to assist teachers as they incorporate Nebraska’s heritage into classroom lessons. Visit the NeSHPO website at www.nebraskahistory.org for more information on NeSHPO public outreach and education.

The NeSHPO’s goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

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- Elizabeth Spilnek – Hastings
- Dan Worth – Lincoln, Chair
- Audrey York – Lincoln

APPENDIX A.

LIST OF SURVEYED PROPERTIES

NeHSI #	Name	Address	Context
DO09:0422-001	House	5902 Dorcas Street	Settlement
DO09:0422-002	House	2023 South 58th Street	Settlement
DO09:0422-003	House	5840 Frances Street	Settlement
DO09:0422-004	House	2105 South 60th Street	Settlement
DO09:0422-005	House	2119 South 60th Street	Settlement
DO09:0423-001	United States Post Office	1718 South 51st Street	Government
DO09:0423-002	House	1609 South 52nd Street	Settlement
DO09:0424-001	W. J. Dearth Residence	1516 South 58th Street	Settlement
DO09:0424-002	House	1502 South 58th Street	Settlement
DO09:0424-003	House	5821 Woolworth Avenue	Settlement
DO09:0424-004	House	5817 Woolworth Avenue	Settlement
DO09:0424-005	House	1850 South 56th Street	Settlement
DO09:0424-006	House	5519 Hickory Street	Settlement
DO09:0424-008	House	1504 South 52nd Street	Settlement
DO09:0424-009	House	1514 South 52nd Street	Settlement
DO09:0424-010	House	5615 Woolworth Avenue	Settlement
DO09:0424-011	House	5621 Woolworth Avenue	Settlement
DO09:0424-012	House	1503 South 58th Street	Settlement
DO09:0424-013	House	1507 South 58th Street	Settlement
DO09:0424-014	House	1508 South 58th Street	Settlement
DO09:0424-015	House	1519 South 58th Street	Settlement
DO09:0424-016	House	5632 Pine Street	Settlement
DO09:0424-017	House	1703 South 58th Street	Settlement
DO09:0424-018	House	5809 Pine Street	Settlement
DO09:0424-019	House	5818 Pine Street	Settlement
DO09:0424-020	House	5821 Pine Street	Settlement
DO09:0424-021	House	5841 Pine Street	Settlement
DO09:0424-022	House	5844 Pine Street	Settlement
DO09:0424-023	House	5841 Hickory Street	Settlement
DO09:0424-024	House	5837 Hickory Street	Settlement
DO09:0424-025	Belle Ryan Elementary School	5845 Walnut Street	Education
DO09:0424-026	St. Matthews Evangelical Lutheran Church	1725 South 60th Street	Religion
DO09:0425-001	House	1202 South 50th Street	Settlement
DO09:0425-002	House	1211 South 51st Street	Settlement

NeHRSI #	Name	Address	Context
DO09:0425-003	House	1208 South 51st Street	Settlement
DO09:0425-004	House	1301 South 52nd Street	Settlement
DO09:0425-005	House	1305 South 52nd Street	Settlement
DO09:0425-006	House	1311 South 52nd Street	Settlement
DO09:0425-007	House	1315 South 52nd Street	Settlement
DO09:0425-008	House	1319 South 52nd Street	Settlement
DO09:0425-009	House	1227 South 52nd Street	Settlement
DO09:0425-010	House	1105 South 52nd Street	Settlement
DO09:0425-011	House	1101 South 52nd Street	Settlement
DO09:0425-012	House	5035 Poppleton Avenue	Settlement
DO09:0425-013	House	5031 Poppleton Avenue	Settlement
DO09:0425-014	House	5026 Poppleton Avenue	Settlement
DO09:0425-015	House	5024 Pierce Street	Settlement
DO09:0426-001	House	5912 Pierce Street	Settlement
DO09:0426-002	House	5902 Pierce Street	Settlement
DO09:0426-003	House	5803 Pierce Street	Settlement
DO09:0426-004	House	5816 Pierce Street	Settlement
DO09:0426-005	House	5820 Pierce Street	Settlement
DO09:0426-006	House	5920 Poppleton Avenue	Settlement
DO09:0426-007	House	5916 Poppleton Avenue	Settlement
DO09:0426-008	House	5923 Poppleton Avenue	Settlement
DO09:0426-009	House	5915 Poppleton Avenue	Settlement
DO09:0426-010	House	5909 Poppleton Avenue	Settlement
DO09:0426-011	House	5903 Poppleton Avenue	Settlement
DO09:0426-012	House	5901 Poppleton Avenue	Settlement
DO09:0426-013	House	5820 Poppleton Avenue	Settlement
DO09:0426-014	House	5809 Poppleton Avenue	Settlement
DO09:0426-015	House	5711 Pacific Street	Settlement
DO09:0426-016	House	5604 Pierce Street	Settlement
DO09:0426-017	House	5612 Pierce Street	Settlement
DO09:0426-018	House	5616 Pierce Street	Settlement
DO09:0426-019	House	5607 Pierce Street	Settlement
DO09:0426-020	House	5624 Pierce Street	Settlement
DO09:0426-021	House	5632 Pierce Street	Settlement
DO09:0426-022	House	5636 Pierce Street	Settlement
DO09:0426-023	House	5640 Pierce Street	Settlement
DO09:0426-024	House	5647 Briggs Street	Settlement
DO09:0426-025	House	5844 Briggs Street	Settlement
DO09:0426-026	House	5636 Briggs Street	Settlement
DO09:0426-027	House	5611 Briggs Street	Settlement
DO09:0426-028	House	5605 Briggs Street	Settlement
DO09:0426-029	House	5602 Briggs Street	Settlement
DO09:0426-030	House	5638 Poppleton Avenue	Settlement
DO09:0426-031	House	5601 Pacific Street	Settlement

NeHRSI #	Name	Address	Context
DO09:0426-032	House	5632 William Street	Settlement
DO09:0426-033	House	5803 William Street	Settlement
DO09:0426-034	House	5815 William Street	Settlement
DO09:0426-035	House	5854 Woolworth Avenue	Settlement
DO09:0426-036	House	5830 Woolworth Avenue	Settlement
DO09:0426-037	House	5822 Woolworth Avenue	Settlement
DO09:0426-038	House	5814 Woolworth Avenue	Settlement
DO09:0426-039	House	5804 Woolworth Avenue	Settlement
DO09:0426-040	House	5215 William Street	Settlement
DO09:0426-041	House	1116 South 52nd Street	Settlement
DO09:0426-042	House	1120 South 52nd Street	Settlement
DO09:0426-043	House	1330 South 52nd Street	Settlement
DO09:0426-044	House	1102 54th Street	Settlement
DO09:0426-045	House	1313 South 55th Street	Settlement
DO09:0426-046	House	5550 Woolworth Avenue	Settlement
DO09:0426-047	House	5560 Woolworth Avenue	Settlement
DO09:0426-048	House	5624 Woolworth Avenue	Settlement
DO09:0426-049	House	5641 William Street	Settlement
DO09:0427-002	House	5120 Mayberry Street	Settlement
DO09:0427-003	Muth Electric, Inc.	1000 South Saddle Creek Road	Commerce
DO09:0427-004	Industrial	1020 South Saddle Creek Road	Commerce
DO09:0427-005	House	835 South 51st Street	Settlement
DO09:0427-006	House	811 South 50th Avenue	Settlement
DO09:0427-007	House	987 South 50th Avenue	Settlement
DO09:0427-008	House	957 South 49th Street	Settlement
DO09:0427-009	Apartment Building	4915 Mayberry Street	Settlement
DO09:0427-010	House	815 South 49th Avenue	Settlement
DO09:0427-011	Office Building	5021 Leavenworth Street	Commerce
DO09:0427-012	House	825 South 50th Street	Settlement
DO09:0427-013	House	839 South 50th Street	Settlement
DO09:0427-014	House	950 South 48th Street	Settlement
DO09:0427-015	House	985 South 50th Street	Settlement
DO09:0427-016	Coin Laundry	807 South 50th Street	Commerce
DO09:0427-017	Commercial Building	4951 Leavenworth Street	Commerce
DO09:0427-018	House	4909 Leavenworth Street	Settlement
DO09:0427-019	Duplex	1060 South 51st Avenue	Settlement
DO09:0427-020	House	920 South 51st Avenue	Settlement
DO09:0427-021	House	5107 Mason Street	Settlement
DO09:0427-022	House	5112 Mason Street	Settlement
DO09:0427-023	Duplex	5154-5156 Pacific Street	Settlement
DO09:0427-024	House	5166 Pacific Street	Settlement
DO09:0427-025	Elmwood Tower	801 South 52nd Street	Settlement
DO09:0427-026	House	849 South 52nd Street	Settlement

NeHRSI #	Name	Address	Context
DO09:0427-027	House	853 South 52nd Street	Settlement
DO09:0427-028	House	863 South 52nd Street	Settlement
DO09:0427-029	House	1005 South 52nd Street	Settlement
DO09:0427-030	House	1009 South 52nd Street	Settlement
DO09:0427-031	House	1025 South 52nd Street	Settlement
DO09:0428-001	Washington Elementary School	5519 Mayberry Street	Education
DO09:0428-002/3	Duplex	811-813 and 815-817 South 54th Street	Settlement
DO09:0428-004	House	871 South 60th Street	Settlement
DO09:0428-005	House	847 South 60th Street	Settlement
DO09:0428-006	House	833 South 60th Street	Settlement
DO09:0428-007	House	829 South 60th Street	Settlement
DO09:0428-008	House	827 South 60th Street	Settlement
DO09:0428-009	Duplex	815-817 South 60th Street	Settlement
DO09:0428-010	Apartment Building	811 South 60th Street	Settlement
DO09:0428-011	House	810 South 59th Street	Settlement
DO09:0428-012	House	814 South 59th Street	Settlement
DO09:0428-013	House	818 South 59th Street	Settlement
DO09:0428-014	House	834 South 59th Street	Settlement
DO09:0428-015	House	846 South 59th Street	Settlement
DO09:0428-016	House	854 South 59th Street	Settlement
DO09:0428-017	House	5805 Rees Street	Settlement
DO09:0428-018	House	5803 Rees Street	Settlement
DO09:0428-019	House	5802 Rees Street	Settlement
DO09:0428-020	House	5702 Rees Street	Settlement
DO09:0428-021	House	5701 Mason Street	Settlement
DO09:0428-022	House	5720 Mason Street	Settlement
DO09:0428-023	House	5724 Mason Street	Settlement
DO09:0428-024	House	5815 Mason Street	Settlement
DO09:0428-025	House	964 South 58th Street	Settlement
DO09:0428-026	House	920 South 58th Street	Settlement
DO09:0428-027	House	916 South 58th Street	Settlement
DO09:0428-028	House	5703 Leavenworth Street	Settlement
DO09:0428-029	House	803 South 57th Street	Settlement
DO09:0428-030	House	5702 Marcy Street	Settlement
DO09:0428-031	House	5705 Marcy Street	Settlement
DO09:0428-032	House	5715 Mayberry Street	Settlement
DO09:0428-033	House	5708 Mayberry Street	Settlement
DO09:0428-034	House	5535 Marcy Street	Settlement
DO09:0428-035	House	5522 Marcy Street	Settlement
DO09:0428-036	Mt. Calvary Lutheran Church	5601 Leavenworth Street	Religion
DO09:0428-037	House	5501 Leavenworth Street	Settlement
DO09:0428-038	House	5560 Mayberry Street	Settlement
DO09:0428-039	House	5545 Mason Street	Settlement

NeHRSI #	Name	Address	Context
DO09:0428-040	House	5720 Pacific Street	Settlement
DO09:0428-041	House	5716 Pacific Street	Settlement
DO09:0428-042	House	1012 South 35th Street	Settlement
DO09:0428-043	House	5611 Leavenworth Street	Settlement
DO09:0428-044	House	5217 Leavenworth Street	Settlement
DO09:0428-045	House	826 South 52nd Street	Settlement
DO09:0428-046	House	830 South 52nd Street	Settlement
DO09:0428-047	House	854 South 52nd Street	Settlement
DO09:0428-048	Duplex	858 South 52nd Street	Settlement
DO09:0428-049	House	1052 South 52nd Street	Settlement
DO09:0428-050	House	820 South 54th Street	Settlement
DO09:0428-051	House	5401 Leavenworth Street	Settlement

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GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and stream-lined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygo-nal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style’s architectural heritage. Colonial Revival houses often feature sym-metrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHRSI criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHRSI is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.



Example of Dormer

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during



Example of Cross Cable building form

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.



Example of Front Gable building form



Example of Gabled Ell building form

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 2, Survey Methods and Results.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHRSI criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHRSI inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of One Story Cube building form



Example of Ranch building form



Example of Side Gable building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure. Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, vol. 2, Architecture (Madison, Wis.:State Historical Society of Wisconsin, 1986).